



Office of Budget & Fiscal Policy
Department of Finance

CITY OF ATLANTA PROPERTY TAX RATE & DIGEST TRENDS 2006

PREPARED BY THE OFFICE OF BUDGET & FISCAL POLICY

The City of Atlanta has three levies for property taxes: Operating Levy, Bond Levy, and the Parks Levy.

LEVY	PURPOSE	2005 MILL RATE	(Proposed) 2006 MILL RATE	Change	%Change
Operating	To pay for general operating expenses of the City	7.64	7.53*	-0.11	
Bonds	To pay debt service on General Obligation Bonds issued for various City purposes	1.43	1.41	-0.02	
Parks	To fund expenses related to City of Atlanta Parks	0.50	0.50	0.00	
TOTAL		9.57	9.44	-0.13	-1.36%

Figure 1

*For more detailed information on the 2006 Operating Levy, see "Property Tax Basics 2006".

A property tax bill consists of taxes levied by each of the following entities: The State of Georgia, Fulton County (or DeKalb County), Atlanta Public Schools, and the City of Atlanta. It is important to note that the City of Atlanta's property taxes account for less than one-quarter of the total annual bill. In other words, of every property tax dollar collected, 22 cents goes to the City of Atlanta. The remaining 78 cents support the Atlanta Public School System (52 cents), Fulton County (26 cents), and the State of Georgia (1 cent).

Total Levy Comparison, 2004 - 2006

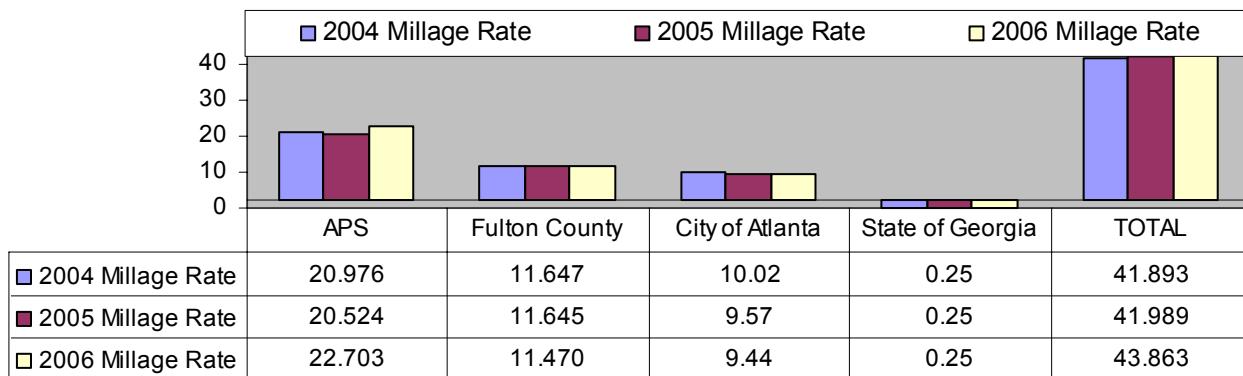
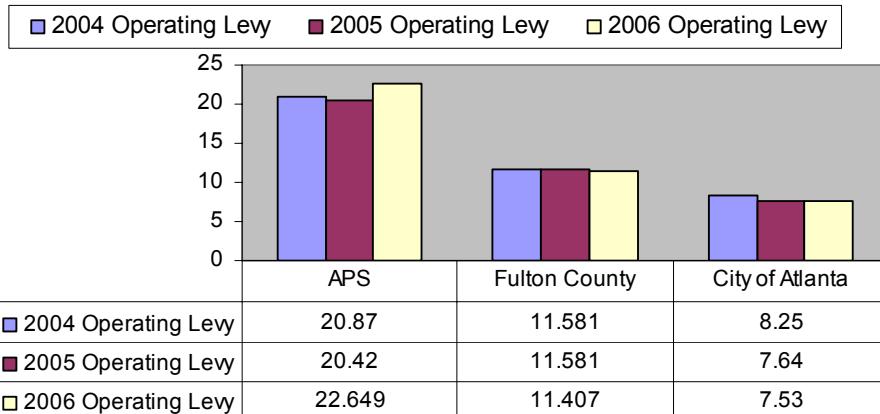


Figure 2

Operating Levy Comparison 2004 - 2006

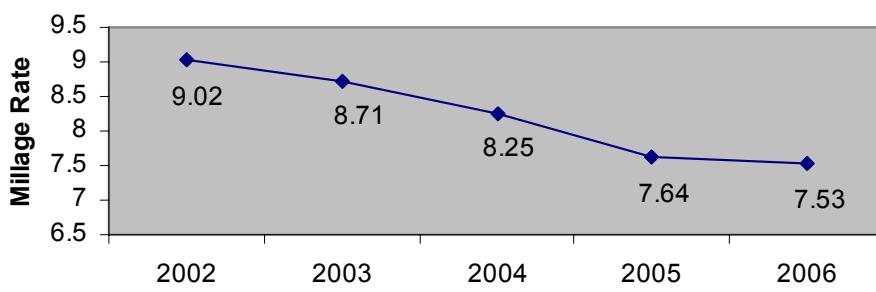


2005
Digest Dollar Value per mill
(net of TAD Digest Value)
\$ 17 million

2006
Digest Dollar Value per mill
(net of TAD Digest Value)
\$20 million

Property taxes fund almost 30%
of the City's General Fund
Operating Expenses.

City of Atlanta Operating Levy 2002 - 2006



2003-2006 property tax
rates reflect rollbacks based
on (a) property values
reassessment and (b) City
Council's vote for an
additional lowering of
property taxes.

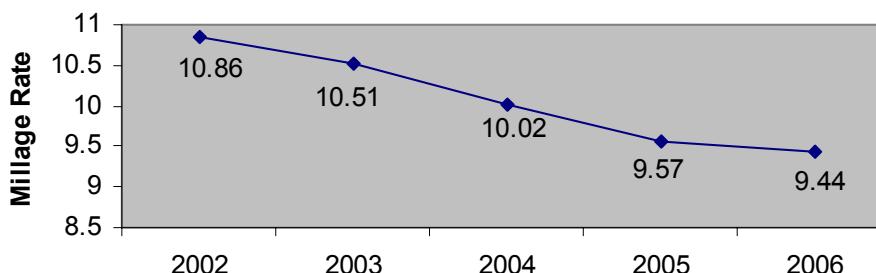
Reassessment Rollbacks

2003 .31 mills / \$5.1 million
2004 .23 mills / \$4.1 million
2005 .16 mills / \$2.9 million
2006 .11 mills / \$2.2 million

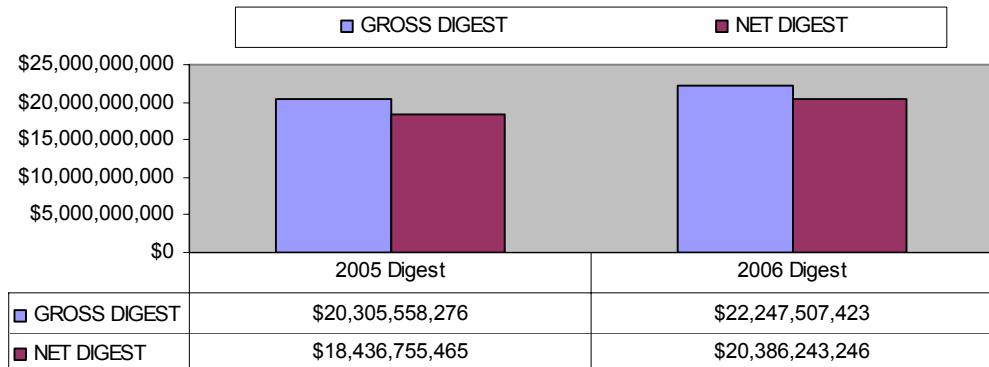
City Council Rollbacks

2004 .23 mills / \$4.1 million
2005 .45 mills / \$7.1 million

City of Atlanta Total Property Tax Levy 2002 - 2006

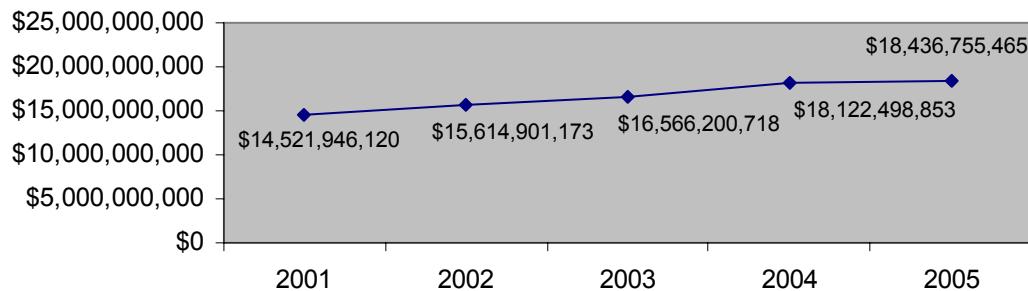


City of Atlanta / Fulton & Dekalb Counties Combined Digest



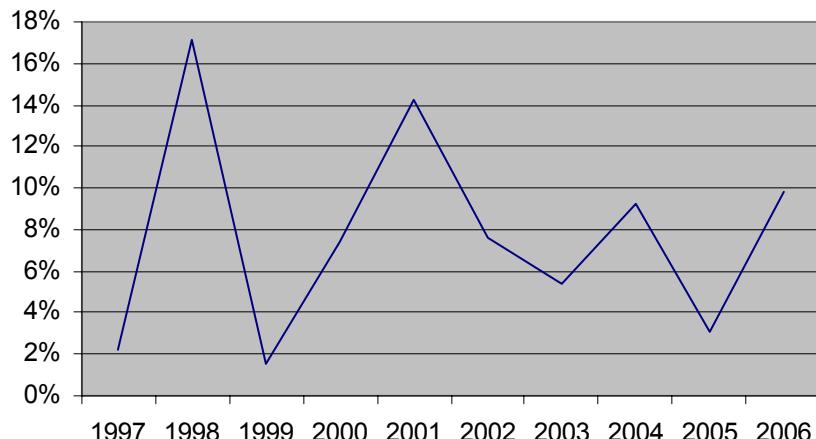
All digest data are based on assessed property values, i.e. 40% of a property's fair market value.

City of Atlanta / Fulton & Dekalb Counties Combined Net Digest



- 2006 Net Digest increased by 10.6% or \$1,949,487,781.
- New Construction contributed 9.02% of Net Digest growth, or \$1,663,102,213 in assessed value. This will generate \$12.5 million for the City of Atlanta's General Fund.
- 1.55% of Net Digest growth was due to reassessments. The City will rollback millage rates proportionately to eliminate property tax increases due to reassessment.

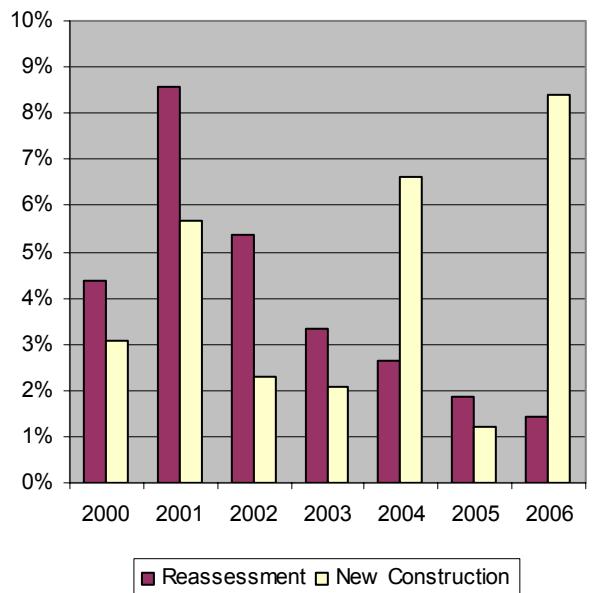
Total Growth in Gross Digest: 1997 - 2006 Combined Fulton & DeKalb



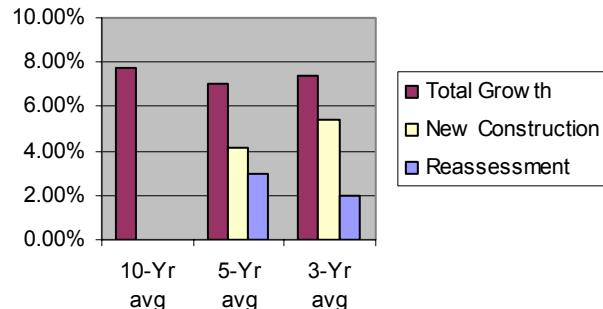
Over the past 10 years, annual growth in the gross digest has ranged between 2% and 17%.

Since the adoption of rolling reassessments, the variability of annual increases has diminished.

Sources of Growth in Gross Digest: 2000 - 2006 Combined Fulton & DeKalb

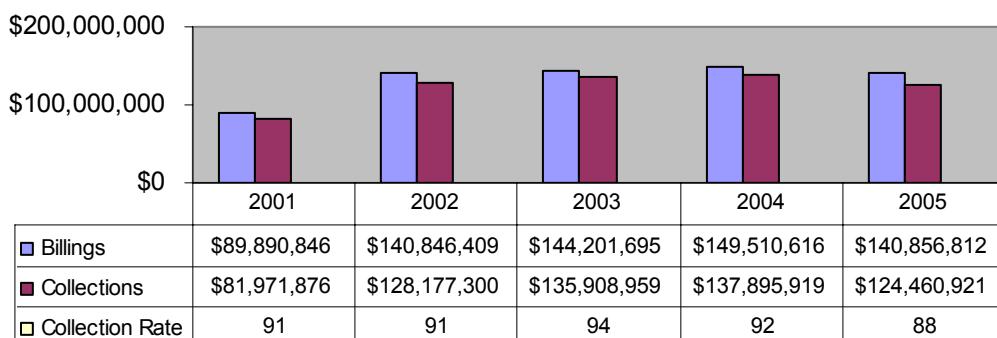


Trends in New Construction & Reassessment Combined Fulton & DeKalb



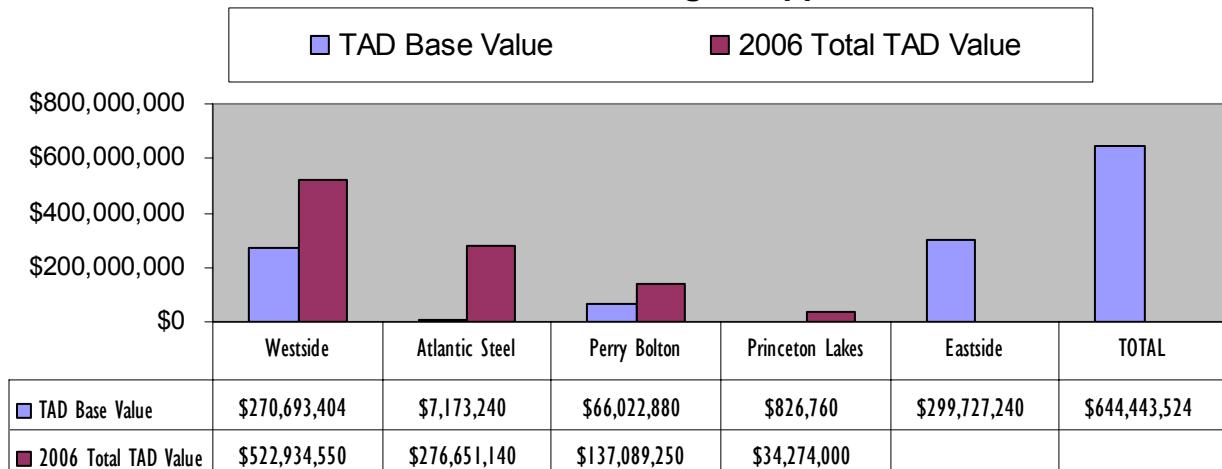
While total annual growth has remained relatively steady (averaging 7 to 8%), new construction is responsible for an increasing share of total digest growth.

Property Tax Billings vs Collections



TAX ALLOCATION DISTRICTS (TAD)

2006 Net Digest Applicable to TADs



The City of Atlanta General Fund retains the base value of all TADs, which is calculated as the property value within the TAD boundaries at the time of its creation. Consequently, the City continues to collect property taxes on \$644,443,524 base value of all five Tax Allocation Districts. This represents 54% of the TADs current value, and contributes over \$5 million to the City's Operating Levy in 2006.

The Tax Allocation Districts retain the value of the incremental growth of the property values within their boundaries following their creation.

Percent of the City's Net Tax Digest Applicable to TADs = 5%

NOTES